

Ribble Valley Borough Council
Housing & Development Control

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Your ref 3/2021/1118
Our ref D3.2021.1118
Date 21st December 2021

FAO Adrian Dowd

Dear Sir/Madam

Application no: **3/2021/1118**

Address: **Land to the rear of the Former Punch Bowl Inn Longridge Road
Hurst Green BB7 9QW**

Proposal: **Change of use of land to create a 15 pitch static caravan holiday park.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

Summary

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the change of use of the land to create a 15-pitch static caravan holiday park at the land to the rear of the former Punch Bowl Inn, Longridge Road, Hurst Green.

The LHA are aware of the recent planning history at the site, with it being listed below:

Phil Durnell

Director of highways and Transport
Lancashire County Council
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3/2019/0470- Removal of unsafe roof and replace with new truss and slate roof. Removal of defective render to assess the quality of stonework beneath. If good quality stonework to be cleaned and kept. If not suitable rendered areas to renewed with K render. Refused 24/03/2020.

3/2018/0362- Conversion of the former Punch Bowl Inn (Grade II listed) into five holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 15 units with curtilage. Permitted 11/10/2018.

3/2017/0607- Conversion of the former Punch Bowl Inn (Grade II listed building) into 5 Holiday Lets and Café, including demolition and extensions. New pitch holiday lodge park with 15No units within curtilage.' Withdrawn 14/09/2017.

3/2017/0294- Conversion of former Punch Bowl Inn into five holiday lets and cafe including demolition and extensions. Creation of new caravan park with fifteen units. Withdrawn 19/06/2017.

3/2016/0056- Conversion of the former Punch Bowl Inn (Grade II Listed) into 5 no. holiday lets and cafe including demolition and extensions. New pitch static caravan holiday park with 20 units. Refused 26/05/2016.

The LHA are aware that the application is a resubmission of permitted application 3/2018/0362. However, the planning permission has expired following the demolition of the former public house and so this application has been proposed.

Site Access

The LHA understands that the site is accessed off Longridge Road which is a B classified road subject to a 40mph speed limit.

The LHA have reviewed Bramley-Pate and Partners drawing number SK/32/03J titled "Proposed Site Plan" and are aware that the same access was approved under application reference 3/2018/0362 to serve the site, for a similar level of development.

While the LHA are aware that the site access is unlikely to achieve the full minimum vehicular visibility for a 40mph road, which requires visibility splays of 2.4m x 65m in both directions, the LHA did approve the access under application reference 3/2018/0362 and previously accepted the shortfall in visibility. Therefore, with the access remaining unaltered and the former public house being demolished which will slightly increase the maximum visibility to the right of the access, the LHA have no objection to the use of the access.

Highway Safety

There have been no Personal Injury Collisions recorded within the vicinity of the site and therefore the LHA have no pre-existing highway safety concerns.

Internal Layout

The LHA have reviewed Bramley-Pate and Partners drawing number SK/32/03J titled "Proposed Site Plan" and are satisfied that the parking arrangements complies with the parking standards as defined in the Joint Lancashire Structure Plan.

Conditions

1.No part of the development hereby permitted shall be occupied until such time as the access arrangements shown on Bramley-Pate and Partners drawing number SK/32/03J have been implemented in full.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021).

2. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

REASON: To ensure adequate inter-visibility between highway users at the street junction or site access, in the interests of highway safety.

3. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 6 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with GHA drawing number Why/750/2959/02. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

5. For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be

available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

REASON: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

Yours faithfully

Ryan Derbyshire
Assistant Engineer
Highway Development Control
Highways and Transport
Lancashire County Council